

Growth Management Oversight Commission

March 2, 2006
6:00 p.m.

Conference Room
Ken Lee Building

MINUTES

GMOC MEMBERS PRESENT: Tripp Spethman Palma
Garcia Arroyo Little
Moya

GMOC MEMBERS ABSENT: Krogh; Waters

STAFF PRESENT: Mark Stephens, GMOC Coordinator
Ed Batchelder, Advance Planning Mgr.
Buck Martin, Director of Recreation
Joe Gamble, Landscape Architect II
Rabbia Phillip, Recording Secretary

1. CALL TO ORDER

Chairman Spethman called the meeting to order at 6:07 p.m. and the secretary called the roll. A motion to excuse the absent Commissioners was passed.

2. APPROVAL OF MINUTES

There were no minutes to approve.

3. PUBLIC COMMENT

Chairman Spethman noted that there were members of the public present and invited anyone who wished to address the Commission.

Mr. Gary Nordstrom introduced himself as a resident who is interested in health care in the south county and as a member of the Scripps Board. He stated that hospitals in this area are facing a crisis regarding patient loads and financial implications. A health care symposium is being planned in four to five months. Although it's not a GMOC item, he invited the commissioners as individuals to help get the word out, and to lend their support. Commissioner Palma noted he is involved with the Commission on Aging. The GMOC members thanked Mr. Nordstrom and would welcome more information when it becomes available.

Mr. Peter Watry addressed growth in northwest Chula Vista. He pointed out that the General Plan proposes a 40% increase in the number of

dwelling units. He recommended that next year the GMOC start annual monitoring the rate of growth in northwest Chula Vista. It was pointed out by staff that the Development Forecast at the start of each GMOC annual review provides an 18-month and five-year forecast, and it would be relatively easy to identify residential development activity in the northwest area over the prior year. Commissioner Tripp also referenced the Urban Core Specific Plan and its role with respect to future development in northwest Chula Vista.

4. REVIEW OF QUESTIONNAIRES

Parks and Recreation

Mark introduced Buck Martin and Joe Gamble from the Recreation Department. In response to questions posed regarding hours of operation, Mr. Martin stated that facilities respond to program needs. He distributed the Spring '06 brochure of programs, classes and events, and noted that his department is addressing a wide array of needs and working with schools, and especially the elementary schools, to use all resources.

Chairman Spethman stated that he does not consider joint use of schools as viable park space given that access is limited. He asked Mr. Martin to be clear to this Commission on what the options are to meet a standard of 3-acres/1000 population on the west side. Mr. Martin cited the acquisition and development of Harborside Neighborhood Park, and said they are looking at comparative experience and approaches in places like Downtown San Diego, Long Beach and Portland. However, they don't yet have conclusive answers regarding overall park and recreation needs in western Chula Vista. They are collaborating with the Community Development Department on the Urban Core Specific Plan.

Mr. Martin and Mr. Gamble distributed maps from the General Plan showing Open Space and City Parks and Recreation Facilities. Joe Gamble clarified that acreages cited in the questionnaire are for city-owned property. These materials also help illustrate the relationship between active park areas and other open space areas.

Commissioner Garcia asked what size potential neighborhood parks on the west side would be. Mr. Gamble replied that they would typically look at five to ten acres.

Commissioner Palma commended efforts on the Otay Valley Regional Park and parks in southwest Chula Vista. He asked about Otay Park and the amphitheater and stage that were in the approved plan. Buck Martin stated that he would look into this and get back the information to this group.

After additional discussion on various individual parks, Buck offered to review the issue of access to Connolley Park on Orange and Albany; and Joe Gamble to look at same for Palomar Park.

Mr. Watry stated that he does not feel the Bayfront should not be counted as park acreage for western Chula Vista for residents east of I-5. Ed Batchelder explained that a variety of recreation needs will exist, and there is more involved than an acreage formula. The Bayfront could meet some types of needs for a broader area. Mark Stephens referred to language in the previous year's GMOC Report.

Chairman Spethman asked what the status of the Parks & Recreation Master Plan update was. Joe Gamble advised that it had required some information from the General Plan after adoption. They hope to have an internal draft later this month. Further information was presented on the breakdown of park acreage devoted to active and passive recreation. Commissioner Arroyo inquired about facilities to accommodate dogs, and Mr. Gamble noted the timing for Veterans Park facilities.

The Commission thanked the Recreation Department representatives for attending and for their comments.

5. COMMISSIONERS AND STAFF COMMENT

Mark Stephens noted that in response to a prior question from Commissioner Little, he had spoken with Frank Rivera of Engineering about whether traffic modeling for SR-125 takes into account that it will be a toll road. To reflect this, the model assumes a lower speed on SR-125 to roughly simulate the cost factor and the effect it would have on diverting traffic to other roadways.

Commissioner Arroyo asked to be excused from the next meeting due to a prior commitment.

6. NEXT MEETING

Scheduled for March 23 in the Conference Room of the Ken Lee Building, 430 F Street. (This is a change from the proposed March 16 date on the agenda because of a scheduling conflict.)

7. ADJOURNMENT

The Chairman moved to adjourn at 7:40 p.m., seconded by Commissioner Little, and approved.

Rabbia Phillip
Secretary

Mark Stephens
Growth Management Coordinator